

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on August 12, 2003, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Dennis A. Kramer
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
Mark J. Vleck
David T. Waller

Absent:

Gary Chamberlain
Wayne Wright

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution # PC-2003-08-001

Moved by: Schultz
Seconded by: Waller

RESOLVED, That Messrs. Chamberlain and Wright be excused from attendance at this meeting.

Yes: All present (7)
No:
Absent: Chamberlain, Wright

MOTION CARRIED

2. MINUTES

Resolution # PC-2003-08-002

Moved by: Schultz
Seconded by: Waller

RESOLVED, To approve the July 22, 2003 Special/Study Meeting minutes as published.

Yes: Kramer, Littman, Schultz, Storrs, Strat, Waller
No:
Abstain: Vleck
Absent: Chamberlain, Wright

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

TABLED ITEMS

4. PUBLIC HEARING – PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Mr. Miller presented a summary of the Planning Department report and reviewed the thirteen items detailed in the Planning Consultant's report as items to be addressed by the petitioner. The petitioner's response to the thirteen items was forwarded to the Commission in their meeting packets. Mr. Miller said the petitioner has moved forward in providing changes and improving the development, but noted the justification of PUD criteria should be expanded upon. It is the recommendation of the Planning Department to table the item.

Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio said the correspondence dated August 7, 2003 responds to each of the thirteen items identified in the Planning Consultant's report. Mr. DiMaggio distributed and briefly reviewed several exhibits referenced in the August 7th letter that were not available at the time of delivery.

Mr. DiMaggio provided an explanation to items that might not have been suitably addressed in the August 7th response. Mr. DiMaggio said principles were established for the development of the Wilshire building façade with respect to design and materials. The petitioner is prepared to provide additional refinements and further details of the Wilshire building at the direction of City staff or the Commission.

Mr. DiMaggio stated the valet area has been modified to move the drop-off/pick-up area outside the right of way and within the boundaries of the site. The concern of stacking cars on Wilshire Boulevard has been addressed. Mr. DiMaggio said he is assuming the utility and drainage systems are adequate because the Engineering Department has not indicated otherwise. He noted the Commission's request to add a landscaped parking deck level is beyond economic realities. With respect to a park or open space, Mr. DiMaggio said the project provides urban open spaces

(i.e., restaurants, cafes, plaza with benches) that seem more appropriate for the proposed urban development.

Mr. DiMaggio stated it does not appear feasible to suppress the surface parking between Big Beaver and the building for several reasons, noting difficulties with storm water drainage and handicapped accessible parking spaces. Mr. DiMaggio stated the water feature will be provided as indicated in the landscape plan and accompanying narrative dated July 2, 2003. The petitioner is agreeable to landscaping the west side of Wilshire Drive to the extent it is able to secure the necessary approvals from the City and the adjacent private property owner, and further to provide lighting on the gateway signage at the discretion of the Commission and City Management. Mr. DiMaggio said that should the proposed landscaping and beautification of the I-75 ramp in conjunction with MDOT not happen, the petitioner would make a monetary donation to the City for other landscaping purposes. In addition, Mr. DiMaggio agreed to extend the pedestrian access along Wilshire Drive to the Magna property.

Jim Butler of Professional Engineering Associates was present. A brief discussion was held with respect to the parking lot suppression.

PUBLIC HEARING OPENED

No one was present to speak.

There was discussion on the preparation of PUD documents and the petitioner's submission of a more organized format of the entire project description. Ms. Lancaster will provide a list of outstanding items for the proposed PUD.

Resolution # PC-2003-08-003

Moved by: Kramer

Seconded by: Schultz

RESOLVED, That the Preliminary Plan for a Planned Unit Development (PUD 3), pursuant to Section 35.60.01, as requested by Burton Katzman, for the Sterling Corporate Center Planned Unit Development, located on the north side of Big Beaver Road and west of I-75, located in section 21, within the O-S-C Mid or High Rise Office zoning district, being 5.91 acres in size, is hereby tabled for discussion at the August 26, 2003 Special/Study Meeting and discussion and Public Hearing at the September 9, 2003 Regular Meeting.

Yes: Kramer, Littman, Schultz, Strat, Vleck, Waller

No: Storrs

Absent: Chamberlain, Wright

MOTION CARRIED

Mr. Storrs is not in agreement to entertaining the item at another Special/Study Meeting and encouraged the Planning Department and Legal Department to prepare a list of outstanding documents.

Chairman Littman announced that the Public Hearing would remain open for the September 9, 2003 Regular Meeting.

5. PUBLIC HEARING – SITE PLAN REVIEW (SP 894) – Proposed Office Building, Rochester Office Parc, West side of Rochester Road, South of Hannah, Section 3 – C-J

Mr. Miller presented a summary of the Planning Department report for the proposed Rochester Office Parc. Mr. Miller reviewed the consent judgment conditions and addressed the dumpster location. Mr. Miller noted that it remains the recommendation of the City Traffic Engineer to place the entry/exit drives on Hannah and DeEtta. He noted that the proposed site plan before the Commission tonight does not include access drives to/from Hannah and DeEtta, but proposes one access only off of Rochester Road inclusive of a deceleration lane per City standards. Mr. Miller reported the petitioner has met with the Planning Department and City Engineer to discuss drainage concerns, and the City Engineer has submitted a memorandum confirming the site could be drained properly. Mr. Miller also addressed the internal traffic pattern. It is the recommendation of the Planning Department to approve the site plan as submitted.

Discussion followed with respect to the access driveway alignment with the Northwyck/Baptist Church Planned Unit Development, emergency access, allowable parking spaces, internal traffic circulation, and truck delivery access.

Ms. Lancaster reminded the Commission that the site is controlled by a Consent Judgment and the proposed site plan must be approved if it meets all City ordinances.

The petitioner, Franco Mancini of Rochester Parc LLC, 47858 Van Dyke, Shelby Township, was present. Mr. Mancini said the project's traffic engineer, civil engineer and attorney are available for questions.

Mr. Mancini said it was decided to eliminate the entry/exit drives on Hannah and DeEtta because of the concerns voiced by the residents. Mr. Mancini stated the Engineering Department's request to provide detention on site made it impossible to create an internal circulation pattern around the building.

Nathan Robinson of Apex Engineering was present. Mr. Robinson said the proposed turnaround pattern is the most desirable and suitable compromise among the Planning Department, Engineering Department and the petitioner. He stated that the proposed green belt along the residential side of the property not only provides a landscaped buffer but also an area for snow removal. Mr. Robinson also

addressed decorative lighting and screening of headlights for the neighboring residents.

Mr. Miller addressed on-surface storm water management and said it has become evident that sedimentation and detention ponds provide better water quality.

Mr. Strat questioned the petitioner with respect to his professional status as a licensed and registered architect.

Chairman Littman opened the floor for public comment.

Eileen Carty of 990 DeEtta, Troy, was present. Ms. Carty expressed dissatisfaction with the City of Troy entering into a Consent Judgment without consideration to its taxpayers and residents who would be directly affected. Ms. Carty is adamantly against providing an access driveway on DeEtta because her home would be the only home directly affected. Ms. Carty distributed photographs of her home as an argument against providing access on the side streets and with respect to standing water on the property. Ms. Carty said she is not concerned about the internal traffic pattern, referencing the office vacancy rate recently published in the *Crain's* magazine. She noted there would be an increase in traffic when schools are in session. Ms. Carty asked that priority be given to the taxpayers and residents in placing parking and dumpsters away from the residential side of a new development. With respect to lighting within the development, Ms. Carty said she does not want to feel like she is on Broadway.

Ms. Lancaster reviewed the court procedure with respect to the Consent Judgment and encouraged Ms. Carty to call the Legal Department should she have further questions or concerns.

Tom Downie of 951 DeEtta, Troy, was present. Mr. Downie asked that the petitioner be required to provide an 8-foot screening wall.

Mr. Miller explained the Planning Department can only require the petitioner to provide a 6-foot screening wall, per the City ordinance requirement.

Ms. Lancaster confirmed that the Planning Commission does not have the discretion to require a screening wall higher than the City ordinance requirement of 6 feet.

Resolution # PC-2003-08-004

Moved by: Storrs

Seconded by: Schultz

RESOLVED, That Preliminary Site Plan Approval, pursuant to an existing consent judgment, for two proposed office buildings located on the west side of Rochester

Road, south of Hannah, within section 3, meeting the provisions of the O-1 zoning district, is hereby granted, subject to the following conditions:

1. Storm water flow from the west will be designed to be accommodated as indicated on the site plan, the petitioner's testimony and the City Engineer's memorandum dated August 30, 2003.
2. Encourage an emphasis on screening and plantings on the north and south sides to reduce headlight intrusion into residential properties.
3. Petitioner's acknowledgment and agreement to comply with City standards with respect to parking lot lighting and other lighting spillage onto adjacent properties.

Yes: Littman, Schultz, Storrs, Waller
No: Kramer, Strat, Vleck
Absent: Chamberlain, Wright

MOTION CARRIED

Mr. Vleck thinks the site plan is not a safe and adequate design.

Mr. Strat said safety issues are his biggest concern.

Mr. Kramer said the Commission has a responsibility to three parties: the residents on DeEtta, the traffic on Rochester Road, and the patrons who may or may not be residents using the facility. Mr. Kramer said the motion adequately addresses the needs of residents on DeEtta and per the recommendation of the City Traffic Engineer, the single entrance mitigates as best as possible the traffic situation. Mr. Kramer said the traffic circulation and potential hazards created by the site plan are strictly at the wishes of the petitioner, when other options are available for a safer plan that would mitigate the potential hazards.

Chairman Littman requested the petitioner to adequately screen the house to the south and to consider the line of sight for the home at 951 DeEtta with respect to shielding headlights.

Mr. Mancini responded that a quality job would be done.

SITE PLANS

6. SITE PLAN REVIEW (SP 898) – Proposed Mausoleum, White Chapel Memorial Cemetery, South of Long Lake, West of I-75, Section 16 – R-1B

Mr. Miller presented a summary of the Planning Department report for the proposed Mausoleum at White Chapel Memorial Cemetery. He stated the proposed

mausoleum and equipment storage addition would be constructed within an area identified as an entrance ramp proposed for I-75 and that sufficient right of way acquisition may be necessary in the future. Mr. Miller noted the City might be working with the State with respect to negotiation or condemnation of potential areas in the general area for the proposed future right of way improvements. The proposed site plan meets all City zoning ordinance requirements, and it is the recommendation of the Planning Department to approve the site plan as submitted.

Chairman Littman questioned if the City is increasing the cost of the right of way taking if the Commission approves construction of a new building within the potential future right of way.

Ms. Lancaster stated that the Commission should not consider the value of the potential right of way taking in its determination of site plan approval. Ms. Lancaster cited that should the right of way taking value be challenged, it would be resolved as a court matter.

Mr. Miller said that should the Commission choose, he would provide an overlay to show the impact of the potential I-75 future improvements with the cemetery's existing and proposed buildings. Mr. Miller reported that recently the exact geometrics for the proposed future improvement have been identified.

The petitioner, Don Root of Integrated Design Solutions, Troy, was present. Also present was David Krall, president of White Chapel Memorial Cemetery Association.

Mr. Root stated that the proposal is essentially the first phase of the cemetery's master plan. He noted the area along I-75 is currently the only area that is undeveloped, and to remain competitive with area cemeteries, White Chapel needs to build garden crypt mausoleums. Mr. Root stated that an alternate plan was presented to the Building Department that placed the building along the I-75 border. The Building Department advised him that a setback variance would be required, and indicated that the Board of Zoning Appeals would most likely look unfavorably on the request.

Mr. Kramer said that White Chapel Cemetery is one of the City jewels along the I-75 corridor, and noted that the proposed mausoleum would add to the location. Mr. Kramer noted a concern with the new equipment building and asked for an explanation as to its use of storage.

Mr. Root responded that the existing metal-sided pole barn would be replaced with a concrete masonry building designed to look like stone. It is the cemetery's intent to provide a nicer building and cleaner area for maintenance equipment, and eventually to create a new maintenance complex in a future master plan phase. He said that most equipment would be kept inside the building and the building would hide any remaining equipment or material. Mr. Root noted the entire maintenance area would continue to be surrounded by a fence.

Chairman Littman opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Mr. Krall confirmed that the area to the south, currently a residence, is not at this time a part of the cemetery's master planning.

Mr. Miller confirmed that the area at the southwest corner of Wattles and Crooks is designated on the Future Land Use Plan as quasi-public (cemetery).

Ms. Lancaster encouraged the petitioner to contact the City's Real Estate & Development Department with respect to the potential right of way taking.

Resolution # PC-2003-08-005

Moved by: Kramer

Seconded by: Strat

RESOLVED, That the Preliminary Site Plan for the proposed Mausoleum and other improvements, located on the south side of Long Lake Road, west of I-75, Section 16, within the R-1B zoning district is hereby granted.

Yes: All present (7)

No:

Absent: Chamberlain, Wright

MOTION CARRIED

7. SITE PLAN REVIEW (SP 897) – Proposed Office Building, Proposed East Birmingham Office Center, South of Maple, East side of Coolidge, Section 32 – O-1

Mr. Savidant presented a summary of the Planning Department report for the proposed Birmingham Office Center. Mr. Savidant noted a discrepancy within the report and notified the Commission that the 20-foot side yard setback requirement is not met. The site plan designates a side yard setback of 10 feet 4 inches even though the site data shows the 20 foot side yard setback requirement. Mr. Savidant stated all other requirements have been met and it would have been the recommendation of the Planning Department to approve the site plan, were it not for this discrepancy.

Mr. Savidant offered two options to the Commission. The site plan could be tabled to allow the petitioner to revise the plan with the correct side yard setback. The site plan could also be approved conditioned on the petitioner receiving a side yard setback variance from the Board of Zoning Appeals. Mr. Savidant noted that at this time, he does not know what the petitioner's preference would be.

A brief discussion was held with respect to obtaining a cross access easement agreement with the property to the south of the proposed development.

Matt Ray of 3384 W. 12 Mile Road, Berkley, was present to represent the petitioner. Mr. Ray was apologetic for the site plan error. He suggested to revise the footprint from a 60' x 80' building to a 50' x 90' building which would result in meeting all ordinance requirements. Mr. Ray said that he and the petitioner would consider cross access easements with the property to the south.

Chairman Littman opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2003-08-006

Moved by: Kramer

Seconded by: Waller

RESOLVED, That the Preliminary Site Plan for the proposed East Birmingham Office Center, located on the east side of Coolidge Highway, south of Maple Road, Section 32, within the O-1 zoning district is hereby granted, subject to the following conditions:

1. The petitioner obtaining a variance from the Board of Zoning Appeals for the side yard setback requirement; **or**
2. The petitioner redesigning the building and receiving site plan approval administratively. Should there be a substantial change to the site plan, the Planning Department would advise and seek site plan approval from the Planning Commission.
3. Provide a vehicular cross access easements between the proposed entry drive and the abutting property to the north per the recommendation of the Planning Department on the northeast corner of the property, and further along the southern boundary of the property for future development of the property to the south.

Yes: Kramer, Littman, Schultz, Strat, Waller

No: Storrs, Vleck

Absent: Chamberlain, Wright

MOTION CARRIED

Mr. Storrs said he would not encourage the petitioner to seek a variance and thinks the petitioner can comply with City ordinance by redesigning the building.

Mr. Vleck said he would prefer the Commission's review and approval of the site plan should there be any significant changes to the site plan.

8. SITE PLAN REVIEW (SP 895) – Proposed Restaurant / Doughnut Shop, Proposed Krispy Kreme, North side of Fourteen Mile, West of John R (Oakland Mall Parking Lot), Section 35 – B-3

Mr. Savidant presented a summary of the Planning Department report for the proposed Krispy Kreme Doughnut Shop. It is the recommendation of the Planning Department to approve the site plan as submitted utilizing the alternate parking lot layout as shown on the upper right hand corner of the site plan.

The petitioner, Dan Krull of Dough Re Mi Company, 32985 Schoolcraft Road, Livonia, was present. Mr. Krull provided the dimensions and details on the dumpster, and noted Krispy Kreme utilizes a grease recycling system.

There was discussion with respect to the stacking of cars near the drive-up menu board and window and the traffic pattern, particularly at the northwest corner of the site.

Mr. Krull stated the drive-up window and menu board would not be as busy as a restaurant type of operation. He noted that 60% of their business is conducted during the hours of 6 a.m. to 8 a.m. and 5 p.m. to 7:30 p.m. Mr. Krull also stated that doughnuts and coffee are the only items on the menu board, which shortens the time a car would be waiting in line.

It was brought to the attention of the petitioner and noted by the petitioner to correct the traffic directional arrows to be painted on the entry drives and maneuvering lanes shown on the site plan.

Resolution # PC-2003-08-007

Moved by: Waller

Seconded by: Schultz

RESOLVED, That the Preliminary Site Plan for the proposed Krispy Kreme Doughnuts restaurant, located on the north side of Fourteen Mile Road, west of John R Road, Section 35, within the B-3 zoning district is hereby granted.

FURTHERMORE, The following design recommendations are provided to City Management:

1. The petitioner to consider moving the order menu board to allow more stacking of cars.
2. The alternate parking layout provided by the petitioner will be the parking lot layout designated for this site.

Yes: Littman, Schultz, Storrs, Strat, Waller, Vleck
No: Kramer
Absent: Chamberlain, Wright

MOTION CARRIED

Mr. Kramer does not think the traffic pattern and circulation within the site plan is adequate, and he hopes that City staff and future petitioners would consider all traffic patterns and circulations within a site plan.

9. SITE PLAN REVIEW (SP 896) – Proposed Industrial Building Addition, Plumber's Training Center, North side of Ring, East of John R, Section 35 – M-1

Mr. Savidant presented a summary of the Planning Department report for the proposed industrial building addition. It is the recommendation of the Planning Department to approve the site plan as submitted.

Mr. Kramer asked if the Planning Commission has the authority to land bank any of the required parking on this site.

Mr. Miller responded negatively, noting that it cannot be done in the M-1 district.

The petitioner, Larry Kowalski of Ghafari Associates, 17101 Michigan Avenue, Dearborn, was present. Mr. Kowalski noted the site plan is incorrect with respect to its designation of storm water management. He noted that the detention pond located on the site would manage storm water.

Chairman Littman opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2003-08-008

Moved by: Waller
Seconded by: Vleck

RESOLVED, That the Preliminary Site Plan for the proposed industrial building addition for the Plumber's Training Center, located on the north side of Ring Road and east of John R Road, Section 35, within the M-1 zoning district is hereby granted with the following condition:

1. The applicant has given testimony that the storm water detention for this particular parcel, project and property will be in the adjacent or nearby storm water detention facility and not within the parking lot as shown on the site plan and will be corrected and noted on the site plan.

Yes: All present (7)
No:
Absent: Chamberlain, Wright

MOTION CARRIED

Chairman Littman requested a recess at 10:20 p.m.

The meeting reconvened at 10:30 p.m.

SPECIAL USE REQUEST

10. PUBLIC HEARING – SPECIAL USE REQUEST (SU 117-B) – Proposed Daycare Center, Proposed St. Mary's Child Development Center at St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles, Section 21 – R-1B

Mr. Savidant presented a summary of the Planning Department report for the proposed daycare center. It is the recommendation of the Planning Department to approve the site plan and special use as submitted with the conditions to construct an 8-foot wide concrete sidewalk along the entire Livernois frontage and a 5-foot wide concrete connecting sidewalk between the church and the sidewalk on Livernois. Mr. Savidant also noted that the Planning Department received a letter in support of the proposed special use.

The petitioner, Constantine Pappas of C. G. Pappas Architects, 560 Kirts Blvd., Suite 116, Troy, was present. Mr. Pappas informed the Commission that a very positive meeting was held with residents of the neighboring subdivisions to the south and north with respect to security and landscaping. He further noted that landscaping the berm to the south as well as providing additional landscaping to the immediate north should be completed in September. Mr. Pappas indicated the area in which a 5,000 square foot screened outdoor play area would be provided for the daycare center.

Brief discussions were held with respect to the proposed landscaping to the north, the parking on the southwest corner that abuts the park, and the retention ponds.

Fr. Maximus Habil of St. Mark Coptic Orthodox Church confirmed that there is a berm in the southwest corner abutting the park.

Mr. Pappas said it is the intention of the church to redesign the secondary retention area.

PUBLIC HEARING OPENED

Dick Minnick of 28 Millstone Drive, Troy, was present on behalf of the Westwood Park Homeowners Association. Mr. Minnick presented a brief history of the church development, and said it is now clear that the church has done a lot beyond the City requirements to appease the wishes of neighboring residents. He said that in the last few months, a new spirit of cooperation has been achieved between the church and neighboring residents. The residents are extremely happy to know that the landscaping will be in place soon and thank the church for making the effort to work with individual residents. Mr. Minnick said the remaining issues of the residents are a pedestrian walkway from the stub street to the church and security issues related to Huber Park. With respect to the proposed daycare center, Mr. Minnick said the church has satisfactorily answered all the questions of the residents and the residents are in support of the special use.

PUBLIC HEARING CLOSED**Resolution # PC-2003-08-009**

Moved by: Schultz

Seconded by: Vleck

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Section 10.30.04 of the Zoning Ordinance, as requested for the Proposed Daycare Center, located at St. Mark Coptic Orthodox Church, on the west side of Livernois Road, south of Wattles Road, located in Section 21, within the R-1B zoning district, is hereby granted, subject to the following conditions:

1. Construct an 8-foot wide concrete sidewalk along the entire Livernois frontage, as required by Chapter 34 of the City Code. In addition, construct a 5-foot wide concrete connecting sidewalk between the church and the sidewalk on Livernois.

Discussion followed.

Mr. Storrs said he is not in favor of the special use request because the site plan has not been fully developed, and cited the future redesign of the retention pond and the lack of a deceleration lane.

Mr. Miller stated that the church would not receive a certificate of occupancy should the retention pond not be constructed per the site plan. With respect to the deceleration lane, Mr. Miller said he would check with the City Traffic Engineer and report back to the Commission if a deceleration lane would be required.

Fr. Habil said that he was informed by the Engineering Department that a deceleration lane could not be physically placed.

Mr. Strat asked if the daycare facility would be open to the public.

Fr. Habil responded in the affirmative.

Vote on the motion on the floor.

Yes: Littman, Kramer, Schultz, Strat, Waller, Vleck
No: Storrs
Absent: Chamberlain, Wright

MOTION CARRIED

GOOD OF THE ORDER

Mr. Kramer said he noticed today that the former Stanley Door facility is being renovated within millimeters of the perimeter of the existing building.

Chairman Littman asked if Mr. Miller had a status report on the scheduling of pending Planning Commission items for City Council review.

Mr. Miller said he is in the process of finalizing the information.

Chairman Littman reported that the next study meeting would not be off-site, and noted that because of budget restrictions, there would not be any off-site meetings planned for the Commission.

Chairman Littman distributed copies of the official Oakland County road map.

Mr. Storrs expanded on his negative vote on the special use request by St. Mark Coptic Orthodox Church. He said that churches are a permitted use within residential zoning as a special use approved by this Planning Commission, and he does not believe that churches should operate as businesses, nor are they good neighbors to the abutting single family uses.

Chairman Littman and the Commissioners welcomed back Mr. Vleck.

Mr. Vleck said it was good to be back. Mr. Vleck requested that, at the next Special/Study Meeting, the Planning Department provide information on the office building located on the southwest corner of 17 Mile and Dequindre.

Mr. Miller announced that the father of Paula Bratto, City Planner, passed away. He or Kathy Czarnecki can provide funeral details.

Ms. Lancaster said she would like to make revisions to her memorandum with respect to the appointment of Board of Zoning Appeals representatives and alternates, and will provide the memorandum at the next meeting.

Mr. Miller announced that he would forward information on the Michigan Society of Planning Annual Conference (October 15-18) as soon as it is received. He noted that monies have been budgeted for the Commissioners to attend.

ADJOURN

The Regular Meeting of the Planning Commission was adjourned at 11:05 p.m.

Respectfully submitted,

Lawrence Littman, Chairman

Kathy L. Czarnecki, Recording Secretary

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